

The Westfield Washington Township Board of Zoning Appeals met at 7:00 p.m. on Tuesday, January 12, 2016, at Westfield City Hall. Members present included Ron Rothrock, Dave Schmitz and Robert Smith. Also present were Kevin Todd, Senior Planner; Amanda Rubadue, Associate Planner; and Brian Zaiger, City Attorney.

Bob Smith sworn in to the BZA Council.

APPROVAL OF MINUTES

Schmitz moved to approve the December 8, 2015, meeting minutes.

Rothrock seconded, and the motion passed by 3-0 vote.

Schmitz motioned to approve the amendment to the 2016 Schedule of Meetings and Filing Dates.

Smith seconded, and the motion passed 3-0.

Todd reviewed the Public Hearing Rules and Procedures.

ITEMS OF BUSINESS

**1601-VS-01 &
1601-VU-01**

[PUBLIC HEARING]

17925 Sun Park Drive

Practical Property Group

The petitioner is requesting a Variance of Development Standard and a Variance of Use to extend a previously granted variance to allow a landscaping business to be permitted in the Enclosed Industrial (EI) District (Article 4.24(B) and Article 5.2(L)).

Rubadue presented an overview of the requested variance, as summarized in the staff report. She stated that the Department recommends approval of the Variance of Development Standard with the condition that the variance approvals expire on December 31, 2016.

Chris Woodard, Petitioner, gave a brief presentation about the project.

Public Hearing opened at 7:16 p.m.

No public comments.

Public Hearing closed at 7:17 p.m.

Smith motioned to approve petitions 1601-VS-01 and 1601-VU-01 with the condition that the variance approvals expire on December 31, 2016.

Motion dies due to a lack of second.

Schmitz motioned to approve petitions 1601-VS-01 and 1601-VU-01 with the condition that the variance approvals expire on December 31, 2017.

Rothrock seconded and the motion passed 3-0.

Schmitz moved to adopt the department's recommended findings of fact.

Smith seconded, and the motion passed 3-0.

1601-VU-02
[CONTINUED TO
FEBRUARY 9, 2016]

518 East Main Street
Rock's Auto Exchange
The petitioner is requesting a Variance of Use to allow sales of pre-owned automobiles in the SF3: Single-Family Medium Density District (Chapter 13: Use Table).

REPORTS/COMMENTS

Plan Commission Liaison report by Schmitz.

Economic and Community Development Department, no report.

Schmitz motioned to adjourn the meeting.

Smith seconded, and the motion passed.

The meeting adjourned at 7:42 p.m.

Chairperson
Martin Raines

Secretary
Matthew S. Skelton, Esq., ACIP
Director